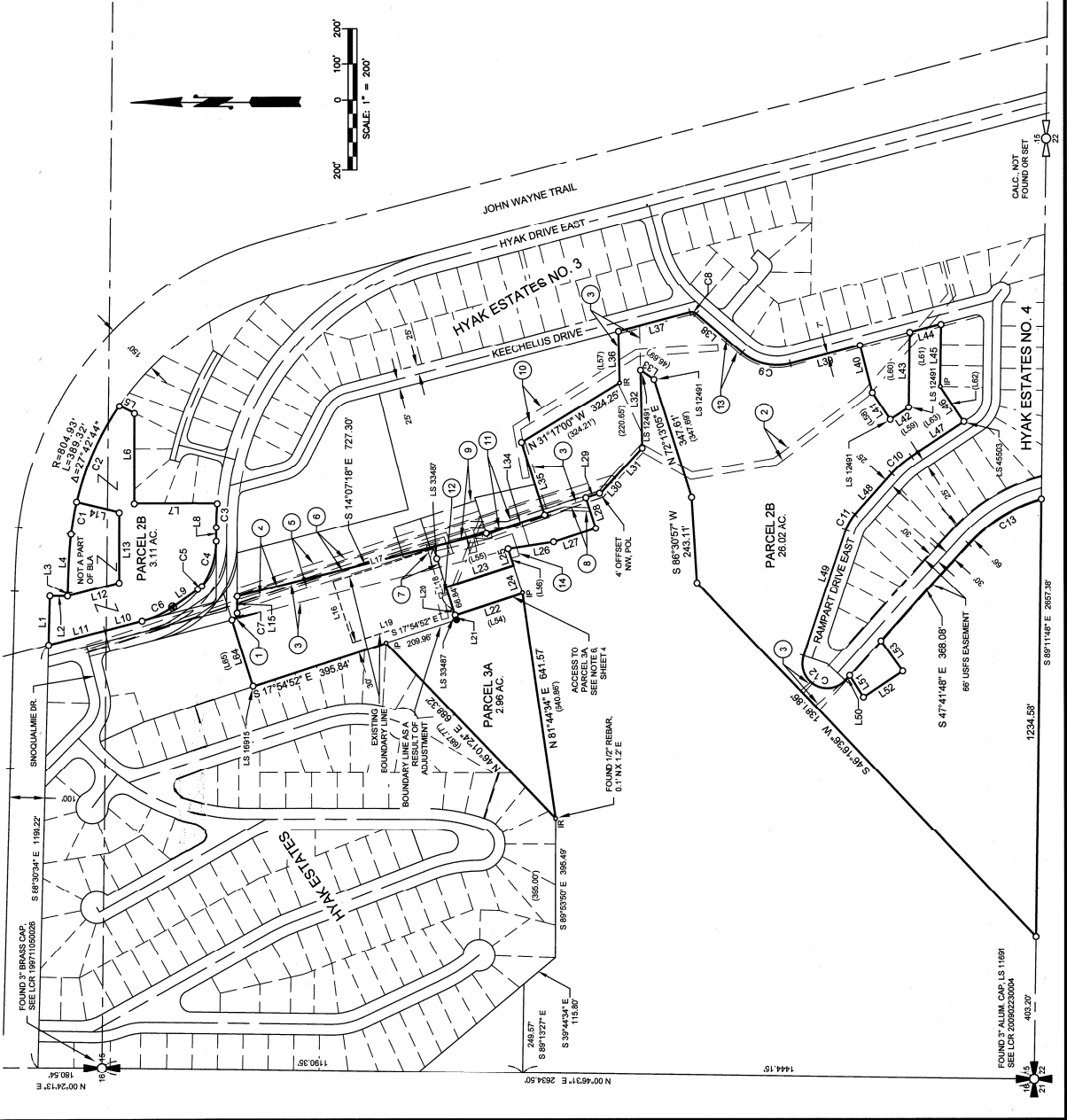


# RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF SECTION 15,  
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, WASHINGTON



- LEGEND**
- SECTION CORNER
  - QUARTER CORNER
  - FOUND IRON PIPE
  - FOUND IRON ROD
  - FOUND IRON ROD & CAP, LS 45603, UNLESS OTHERWISE NOTED
  - FOUND MAG NAIL & WASHER, LS 45603
  - SET IRON ROD & CAP, LS 45603
  - RECORD INFORMATION
  - RADIAL BEARING

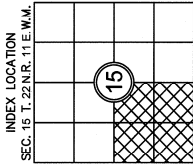
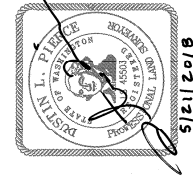
**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAT DENEN.

IN MAY, 2018.

NAME DAT DENEN DATE 5/21/2018

CERTIFICATE NO. 45523



**AUDITOR'S CERTIFICATE** 201805240034

FILED FOR RECORD THIS 24<sup>th</sup> DAY OF MAY 2018 AT 2:09 P.M.

IN BOOK 41 OF 200615 AT PAGE 39 AT THE REQUEST OF

SURVEYOR'S NAME DUSTIN L. PIERCE  
JERALD V. PETIT  
 Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0230 • Fax: (425) 391-3055  
 Eastern Washington Division  
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**BOUNDARY LINE ADJUSTMENT**  
 PREPARED FOR  
 DAT DENEN

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15,  
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,  
 KITTITAS COUNTY

D.W.N. BY	DATE	JOB NO.
D.L.P./G.W.	05/2018	14099-2
D.L.P.	SCALE	SHEET
	1" = 200'	1 OF 4





# RECORD OF SURVEY

## A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, WASHINGTON

### LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

#### PARCEL 2

A PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15;  
 THENCE NORTH 09°29'15" EAST ALONG THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 15, 189.54 FEET;  
 MORE OR LESS, TO THE NORTHEAST CORNER OF THE PLAT OF HYAK ESTATES, AS PER THE PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 36 & 37, UNDER AUDITOR'S FILE NUMBER 341703, RECORDS OF SAID COUNTY;  
 THENCE S 89°36'24" EAST ALONG THE NORTH BOUNDARY LINE OF SAID PLAT 1, 103.22 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
 THENCE CONTINUING SOUTH 89°30'49" EAST, 137.19 FEET;  
 THENCE SOUTH 09°29'15" WEST, 50.01 FEET;  
 THENCE SOUTH 14°02'29" WEST, 190.00 FEET;  
 THENCE NORTH 19°35'11" EAST, 123.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST,  
 THE CENTER OF SAID CURVE BEARS SOUTH 12°21'20" WEST, 84.63 FEET;  
 THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 286.50 FEET, THROUGH A CENTRAL ANGLE OF 21°14'50";  
 THENCE NORTH 89°35'13" WEST, 253.54 FEET;  
 THENCE SOUTH 10°09'54" WEST, 234.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST,  
 THE CENTER OF SAID CURVE BEARS SOUTH 14°50'39" WEST, 800.00 FEET;  
 THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 66.87 FEET, THROUGH A CENTRAL ANGLE OF 04°47'21";  
 THENCE NORTH 89°35'13" WEST, 40.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET;  
 THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 135.96 FEET, THROUGH A CENTRAL ANGLE OF 35°24'39" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET;  
 THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 14.47 FEET, THROUGH A CENTRAL ANGLE OF 06°54'29";  
 THENCE NORTH 34°23'39" WEST, 86.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET;  
 THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 95.21 FEET, THROUGH A CENTRAL ANGLE OF 20°15'12";  
 THENCE NORTH 14°02'29" WEST, 271.51 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.  
 (ALSO KNOWN AS PARCEL 2 OF THAT CERTAIN SURVEY RECORDED IN BOOK 41 OF SURVEYS, PAGES 73 THROUGH 76, UNDER AUDITOR'S FILE NUMBER 201172110022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.)

#### PARCEL 2B

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY STATE OF WASHINGTON;  
 BEING A PORTION OF PARCEL 2A OF THAT CERTAIN SURVEY RECORDED IN BOOK 41 OF SURVEYS, PAGES 73 THROUGH 76, UNDER AUDITOR'S FILE NUMBER 201172110022, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 15;  
 THENCE NORTH 89°11'48" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER, 403.28 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 2A WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;  
 THENCE NORTH 46°16'36" EAST, 1381.66 FEET;  
 THENCE NORTH 86°30'57" EAST, 243.11 FEET;  
 THENCE NORTH 72°13'05" EAST, 347.81 FEET;  
 THENCE NORTH 34°22'28" EAST, 46.82 FEET;  
 THENCE SOUTH 88°43'14" WEST, 220.65 FEET;  
 THENCE NORTH 47°02'39" WEST, 117.35 FEET;  
 THENCE NORTH 46°44'09" WEST, 54.87 FEET;  
 THENCE NORTH 17°57'51" WEST, 44.61 FEET;  
 THENCE SOUTH 17°02'09" WEST, 90.00 FEET;  
 THENCE NORTH 17°57'51" WEST, 125.00 FEET;  
 THENCE SOUTH 72°02'49" WEST, 48.24 FEET;  
 THENCE NORTH 17°57'22" WEST, 200.12 FEET;  
 THENCE SOUTH 71°59'59" WEST, 96.86 FEET;  
 THENCE NORTH 17°54'52" WEST, 605.80 FEET;  
 THENCE NORTH 72°17'13" EAST, 185.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST,  
 THE CENTER OF SAID CURVE BEARS NORTH 72°25'49" EAST, 20.00 FEET;  
 THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 25.89 FEET, THROUGH A CENTRAL ANGLE OF 72°18'55";  
 THENCE SOUTH 89°35'13" WEST, 46.38 FEET;  
 THENCE SOUTH 14°07'18" EAST, 727.30 FEET;  
 THENCE NORTH 17°40'22" EAST, 173.00 FEET;  
 THENCE NORTH 21°16'38" EAST, 213.77 FEET;  
 THENCE SOUTH 31°17'00" EAST, 324.25 FEET;  
 THENCE NORTH 84°46'59" EAST, 146.28 FEET;  
 THENCE SOUTH 14°35'34" EAST, 208.43 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET;  
 THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 19.08 FEET, THROUGH A CENTRAL ANGLE OF 54°40'53";  
 THENCE SOUTH 40°29'19" WEST, 189.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET;  
 THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 143.16 FEET, THROUGH A CENTRAL ANGLE OF 54°40'53".

### LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT CONTINUED:

THENCE SOUTH 14°35'34" EAST, 204.23 FEET;  
 THENCE SOUTH 75°24'29" WEST, 136.61 FEET;  
 THENCE SOUTH 85°33'56" WEST, 91.38 FEET;  
 THENCE SOUTH 89°24'41" EAST, 212.84 FEET;  
 THENCE SOUTH 14°35'34" EAST, 91.24 FEET;  
 THENCE NORTH 89°11'48" WEST, 176.14 FEET;  
 THENCE SOUTH 83°39'49" WEST, 126.20 FEET;  
 THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 57.74 FEET, THROUGH A CENTRAL ANGLE OF 105°05'50 FEET;  
 THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 51.27 FEET, THROUGH A CENTRAL ANGLE OF 23°30'00";  
 THENCE NORTH 71°11'48" WEST, 373.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET;  
 THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 191.20 FEET, THROUGH A CENTRAL ANGLE OF 158°30'00";  
 THENCE SOUTH 89°11'48" WEST, 18.88 FEET;  
 THENCE SOUTH 47°11'48" WEST, 73.11 FEET;  
 THENCE NORTH 57°48'12" WEST, 105.08 FEET;  
 THENCE NORTH 54°18'24" EAST, 105.08 FEET;  
 THENCE SOUTH 47°11'48" WEST, 380.08 FEET;  
 THENCE SOUTH 71°11'48" WEST, 431.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 431.59 FEET;  
 THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 244.73 FEET, THROUGH A CENTRAL ANGLE OF 37°29'21";  
 THENCE NORTH 89°11'48" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 2A, 1234.58 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

#### PARCEL 3A

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;  
 THENCE NORTH 00°46'33" EAST ALONG THE WEST BOUNDARY LINE OF SAID SOUTHWEST QUARTER, 1,444.19 FEET;  
 PER THE PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 36 & 37, UNDER AUDITOR'S FILE NUMBER 341703, RECORDS OF SAID COUNTY;  
 THENCE SOUTH 89°44'34" EAST ALONG SAID BOUNDARY LINE OF SAID PLAT, 116.89 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID PLAT;  
 THENCE SOUTH 89°35'09" EAST ALONG SAID SOUTH BOUNDARY LINE OF SAID PLAT, 385.48 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
 THENCE NORTH 49°13'24" EAST, 688.32 FEET;  
 THENCE NORTH 11°36'26" EAST, 13.86 FEET;  
 THENCE SOUTH 17°59'46" EAST, 200.10 FEET;  
 THENCE SOUTH 61°14'34" WEST, 641.57 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

### EASEMENT NOTES

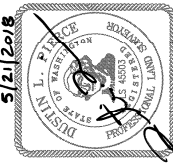
- 1 60 FOOT ACCESS EASEMENT, AFN: 350158
- 2 20 FOOT SEWER EASEMENT, AFN: 351534
- 3 MULTIPLE EASEMENTS, AFN: 531003
- 4 10 FOOT ELECTRICAL EASEMENT, AFN: 385720
- 5 30 FOOT PARKING EASEMENT, AFN: 485531
- 6 30/24 FOOT INGRESS/EGRESS AND UTILITY EASEMENT, AFN: 384975
- 7 20 FOOT WATER LINE & HYDRANT EASEMENT, AFN: 1988-0230002
- 8 10 FOOT ELECTRIC UTILITY EASEMENT, AFN: 20101102004
- 9 90 FOOT PARKING EASEMENT, AFN: 485528 & 511066
- 10 20 FOOT WATER UTILITY EASEMENT, AFN: 468432
- 11 20 FOOT SEWER UTILITY EASEMENT, AFN: 484336
- 12 NON-EXCLUSIVE EASEMENT FOR SUNDANCE CONDOMINIUMS, AFN: 201511100006 (PROPANE)
- 13 7.0 FOOT UTILITY EASEMENT, FUELT SOUND ENERGY, AFN: 475572
- 14 PARKING EASEMENT, AFN: 384974

### SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN EASEMENT AGREEMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION NO. BK-17-20021.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS AND A TRIMBLE 97-3 TOTAL STATION WITH ACCESS TO THE TRIMBLE 5700S USER MANUAL (REV. 03-19-2016).
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING AND THE REFERENCES THEREON:
  - BOOK 4 OF PLATS, PAGES 36-37, AFN: 341703
  - BOOK 4 OF PLATS, PAGES 44-45, AFN: 344882
  - BOOK 4 OF PLATS, PAGES 15-19, AFN: 354007
  - BOOK 6 OF PLATS, PAGES 45-46, AFN: 387137
  - BOOK 8 OF PLATS, PAGES 14-15, AFN: 3986270017
  - BOOK 20 OF SURVEYS, PAGES 16-17, AFN: 589769
  - BOOK 41 OF SURVEYS, PAGES 73-76, AFN: 201172110022
5. THE BASIS OF BEARINGS IS ESTABLISHED PER THE FOUND MONUMENTS ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SECTION 15.
6. ACCESS TO ADJACENT PARCEL 3A, AS SHOWN HEREON, SHALL BE ACROSS THE SOUTHERLY PORTION OF PARCEL NO. 38976.

### HORIZONTAL DATUM:

BEARINGS ON THIS SURVEY ARE REFERENCED TO THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (2011). ALL DISTANCES SHOWN HEREON ARE MEASURED ALONG THE GROUND SURFACE OR BY GROUND DISTANCES. MULTIPLY GSB BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.



AUDITOR'S CERTIFICATE 2018.05240034  
 FILED FOR RECORD THIS 24th DAY OF May 2018 AT 2:09p.m.  
 IN BOOK 41 OF SURVEYS AT PAGE 142 AT THE REQUEST OF  
 JUSTIN L. PIERCE  
 SURVEYOR'S NAME  
 JERALD V. PETTIT  
 County Auditor

**Encompass**  
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<b>BOUNDARY LINE ADJUSTMENT</b>	
PREPARED FOR	
PAT DENNEEN	
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY.	
TOWN BY	JOB NO. WASHINGTON
D.L.P./G.W.	DATE 05/2018
CHKD BY	SCALE N/A
D.L.P.	SHEET 4 OF 4

